WARRANTY DEED

PLEASE RECORD AND RETURN TO:
INSTRUMENT PREPARED BY:
THE TITLE AND ESCROW
WEST END AVE, SUITE 350
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2005

Notary Public

MY COMMISSION EXPIRES: ~~May 5, 2006.~~ 11/24/07 (AFFIX SEAL)

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica D. Reguli	Jessica D. Reguli	61-16-228
(NAME)	(NAME)	
1327 Ardee Avenue	1327 Ardee Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Howard Larry Henderson, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica D. Reguli and husband, Roderick N. Trestrail, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 66 on Block "C" on the Map of the resubdivision of Sunnymede, of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 66 fronts 50 feet on the northerly side of Ardee Avenue and runs back 352.9 feet on the easterly lines and 350.4 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Howard Larry Henderson, Trustee under the Revocable Trust Agreement of Howard Larry Henderson, dated May 16, 2003, by deed of record in Instrument No. 20030530-0072901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1327 Ardee Ave., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/11/05 08:34 2 pgs
Fees:13.00 Taxes:455.10

20050511-0052978

Witness my hand this 5th day of May, 2005.

x Howard Larry Henderson Trustee
Howard Larry Henderson, Trustee

STATE OF TENNESSEE

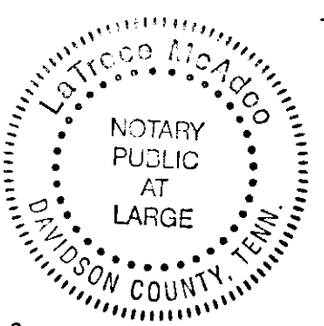
COUNTY OF DAVIDSON

On this 5th day of May, 2005, before me, personally appeared Howard Larry Henderson as trustee of the Revocable Trust Agreement of Howard Larry Henderson, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo
Notary Public



My Commission Expires MAY 28, 2006